

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF LEWISVILLE APPROVING THE 2025-2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City received a petition from the owner of approximately 25.546 acres within the corporate limits of the City (the “*Petitioner*”), submitted and filed with the City Secretary of the City a petition (the “*Petition*”) requesting the establishment of a PID to be known as the Lakeside Crossing Public Improvement District (the “*District*”) within the corporate limits of the City; and

**WHEREAS**, the Petition which was signed by the owners of more than 50% of the appraised value of the taxable real property liable for assessment and the record owners of more than 50% of the area of all taxable real property within the District that is liable for assessment, and as such, the Petition complied with the Act; and

**WHEREAS**, on March 20, 2023, after due notice, the City Council (the “City Council”) of the City of Lewisville, Texas (the “City”), held a public hearing in the manner required by law on the advisability of certain public improvements described in the Petition, as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the “Act”) and as such, the Petition complied with the Act and heard any comments or objection thereto, and approved a resolution creating the Lakeside Crossing Public Improvement District (the “Authorization”); and

**WHEREAS**, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of a Preliminary Service and Assessment Plan for certain public improvements in the District (the “Authorized Improvements”), which sets forth the assessments within the District (the “Preliminary Plan”) and an assessment roll for the District (the “Preliminary Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

**WHEREAS**, on October 2, 2023, after due notice pursuant to the Act, the City Council convened a public hearing at which all interested persons were given the opportunity to contend for or contest the Preliminary Plan, the Preliminary Assessment Roll, and each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

**WHEREAS**, on October 2, 2023, the City Council closed the hearing and, after considering all written and documentary evidence presented at the hearings, including all written comments and statements filed with the City, adopted Ordinance No. 0598-23-ORD (the “Assessment Ordinance”) approving the Preliminary Plan and Preliminary Assessment Roll as the final service and assessment plan for the District (the “Service and Assessment Plan”)

and the final assessment roll (the “Assessment Roll”) and the levy of Assessments on property in the District; and

**WHEREAS**, by the adoption of Ordinance No. 0598-23-ORD the City Council levied assessments for public improvements on property in the Lakeside Crossing PID as set forth in the Service and Assessment Plan and Assessment Roll for the Lakeside Crossing PID in conformity with the requirements of the Act; and

**WHEREAS**, pursuant to Section 371.013, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

**WHEREAS**, on June 17, 2024, the City Council adopted Ordinance No. 0670-24-ORD approving the 2024-25 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll for the District; and

**WHEREAS**, the City has directed that an update to the Service and Assessment Plan and the Assessment Roll for the Lakeside Crossing PID for 2025-2026 (the “Annual Service Plan Update”) be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the Lakeside Crossing PID, and the City now desires to approve such Annual Service Plan Update; and

**WHEREAS**, the City Council of the City now desires to proceed with the adoption of this Ordinance which updates the Assessment Ordinance and approves and adopts the Annual Service Plan Update attached thereto, in conformity with the requirements of the Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:**

Section 1.        Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes. All capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

Section 2.        Terms. Terms not otherwise defined herein are defined in the Annual Service Plan Update attached hereto as Exhibit A.

Section 3.        Approval of Update. The Annual Service Plan Update for the Lakeside Crossing PID for 2025-2026 is hereby approved and accepted by the City Council.

Section 4.        Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail

by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

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**PASSED AND APPROVED this 7th day of July, 2025.**

**APPROVED:**

\_\_\_\_\_  
TJ Gilmore  
Mayor, City of Lewisville

**ATTEST:**

\_\_\_\_\_  
Jennifer Ippolito  
City Secretary, City of Lewisville

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lizbeth Plaster, City Attorney

STATE OF TEXAS           §  
                                      §  
COUNTY OF DENTON    §

Before me, the undersigned authority, on this day personally appeared T.J. Gilmore, Mayor of the City of Lewisville, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

[NOTARY STAMP]

**EXHIBIT A**

**SERVICE AND ASSESSMENT PLAN AND THE ASSESSMENT ROLL UPDATE  
FOR THE LAKESIDE CROSSING PID FOR 2025-2026**